

Minutes

2015 Wissler Ranch HOA Annual Meeting

Meeting Date: October 10, 2015

Location: Tri-Lakes United Methodist Church, Kings Deer Subdivision

Call to Order: 10:10 AM

Roll Call and Certification of Proxies:

- 1) Board Members present: Jim Keefe, Wayne Gardner, Eric Doremus, Deloris Kenerson, Kathleen McCormick (Treasurer), Brian Freese (Secretary).
- 2) 26 Homeowners present with 24 Proxies:
 - a. Present: Dave and Sue Aspenson, Barbara Doremus, Lynn Mattie, Gary Fish, Roger Carlton, Mark Davis, Jodi Dunham, Bill and Penny Fischer, David McLeran, Susan Miller, Terry Powers, Doug and Michele Ferguson, Stephen and Mary Cowdry, Joe and Mary Felchlin, Frances Freese, Deborah Bullock, Rosalie Keefe, Richard and Gerry Major, Sandy Mauer, Ken Nord, Jack Windeler, Nancy Shanley, Chris and Wilma Steenbergen.
 - b. By Proxy: Barilovich, Berry, Best, Brinker, Burgan, Campbell, Costas, Daly, Derge, Fernbaugh, Gage, Gaston, Gilbert, Goldback, Maxwell, Miller, Quaitte, Shenk, Shepardson, Smith, Via, William, Winter, Wren

Proof of Notice: Board of Director mailing to all Wissler Ranch homeowners September 9, 2015

Reading and disposal of Unapproved Minutes:

2014 Annual Meeting Minutes were read and approved.

Reports of Officers:

By Power Point presentations. Filed on web page.

HOA is transitioning from HTML to Wordpress to service the community webpage.

Discussion of covenant violation fines

Treasurer:

By Power Point. Report filed on web page. Budget Reports are current, and expected year end results are posted on the web page. Budget development policy explained by line. HOA has approximately \$130,000 in assets and a capital reserve fund of approximately \$32,000.

Discussion on homeowner delinquencies. A delinquent lot owner has paid their arrears.

Committee Reports:

Power Point presentations are filed on HOA web page for Homeowner review.

Broadband/Internet: Presentation/discussion of proposed Comcast offer to provide internet/phone service to remaining Wissler Ranch homes currently without service. Signups in progress; minimum number required to execute the work is 63 homes.

Maintenance: Heavier rainfall this past summer required more frequent mowing. Cisterns were inspected and found in good repair. Cistern replacement costs are around \$100,000. Discussion on walking path maintenance, weeds, and gophers.

DRC: Homeowner projects and HOA improvement projects were reviewed. Mailbox structure project completed; bulletin board work in progress.

Covenants: Nine violations/potential violations reported, seven resolved, one open, one recurring.

Forestry: Wissler Ranch's forest is in good condition. Annual forest inspection scheduled for Oct 26 – 28.

Legal Affairs: Proposed By-Laws rewritten and ready for approval vote.

Neighborhood Watch: National Night Out Event. Gerry Major stepping down as Neighborhood Watch Chairman. Thanks to her for her long service.

Water Control: Meter readings due in November.

New Business:

Vote to adopt revised By-Laws:

- The vote was: [Yes to accept the revised By-Laws.](#)

Vote on disposition of budget excess: Should this amount be used as 2016 dues credit or should it be deposited in the Reserve Account?

- The vote was: [Yes to using excess 2015 operating funds to fund the capital reserves.](#)

Declaration and Covenants Rewrite Committee moved to 2016.

Comments of appreciation for service:

- Brian Freese
- Jack Windeler and Kathleen McCormick
- Wayne Gardner
- Eric Doremus
- Gerry Major

Adjourn: 12:05 PM